

A QUORUM OF THE ADMINISTRATION COMMITTEE, BOARD OF PUBLIC WORKS, PARK BOARD, AND/OR COMMON COUNCIL MAY ATTEND THIS MEETING; (ALTHOUGH IT IS NOT EXPECTED THAT ANY OFFICIAL ACTION OF ANY OF THOSE BODIES WILL BE TAKEN).

CITY OF MENASHA
Joint Review Board - Winnebago County
Council Chambers, 140 Main Street, Menasha

August 26, 2008

10:45 AM

AGENDA

 [← Back](#)  [Print](#)

1. CALL TO ORDER

A. -

2. ROLL CALL/EXCUSED ABSENCES

A. -

3. ACTION ITEMS

A. Set Next Meeting Date

B. Review of Proposed Plan Commission Resolution 02-08 Amending the Project Plan for TID #4 and Related Documents



[Attachments](#)

C. Review of Proposed Plan Commission Resolution 03-08 Amending the Project Plan for TID #5 and Related Documents



[Attachments](#)

4. ADJOURNMENT

A. -

NOTE: Public hearings on the project plan amendments will be held before the Plan Commission at 11:30 a.m.

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

PLAN COMMISSION
RESOLUTION NO. 2-08

RECOMMENDING AMENDMENT #3 TO THE PROJECT PLAN FOR
TAX INCREMENT DISTRICT NO. 4 TO PROVIDE FOR
THE ALLOCATION OF POSITIVE TAX INCREMENTS FROM
TAX INCREMENT DISTRICT NO. 4 TO
TAX INCREMENT DISTRICT NO. 7

WHEREAS the City of Menasha, Calumet and Winnebago Counties, Wisconsin (the "City") has created Tax Increment District No. 4 ("TID No. 4") and Tax Increment District No. 7 ("TID No. 7"); and

WHEREAS it is desirable and in the best interest of the City to amend the project plan of TID No. 4 to allocate positive tax increments from TID No. 4 to TID No. 7; and

WHEREAS TID No. 4 and TID No. 7 were created after October 1, 1995 and have the same overlying taxing jurisdictions; and

WHEREAS on August 26, 2008 the Menasha Plan Commission held a duly-noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed amendment to the project plan;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Amendment to No. 3 to the TID No. 4 Project Plan for Allocating Positive Tax Increments to TID No. 7. Pursuant to Section 66.11056(f), Wis. Stats., the Project Plan for TID No. 4 is hereby amended to allocate positive tax increments from TID No. 4 to TID No. 7. Such allocation of positive tax increments shall begin in the year 2009 and shall continue through 2023.

Section 2. Determination of Excess Positive Tax Increments. In each year that the amendment is in effect, the City shall determine the portion of the positive tax increment of TID No. 4 that is in excess of the tax increment necessary to pay project costs of TID No. 4 in that year, allocate those amounts to TID No. 7 and inform the Department of Revenue of the amounts allocated.

Section 3. Findings. The Menasha Plan Commission finds that the Project Plan amendment for TID No. 4 is feasible and is in conformance with the master plan of the City.

Section 4. Referral to Common Council. The Menasha Plan Commission recommends Common Council approval and adoption of Project Plan Amendment #3 for Tax Increment District #4.

Approved: August 26, 2008

Donald J. Merkes, Mayor

Attest

Deborah A. Galeazzi, City Clerk

TIO #4 Cash Flow
Estimates as of July 31, 2008
Donor District

Estimated

Budget Year	T10#4 Cash Balance 12/31/2007	T104 Tax Increment & Compo Aid	Estimated Expenditures	Current TI04 Debt Servo	Transfer TO TI07	T10#4 Cash Balance	Cumulative T10#4 Cash Balance
2008	(32,371)	200,075	(6,220)	(164,133)		(2,649)	(2,649)
2009		200,075	(6,220)	(164,733)	(5,000)	24,122	21,473
2010		200,075	(6,220)	(165,034)	(35,000)	(6,179)	15,294
2011		200,075	(6,220)	(165,074)	(30,500)	(1,719)	13,575
2012		200,075	(6,220)	(164,554)	(30,500)	(1,199)	12,376
2013		200,075	(6,220)	(163,679)	(30,500)	(324)	12,052
2014		200,075	(6,220)	(167,438)	(35,000)	(8,583)	3,469
2015		200,075	(6,220)	(165,719)	(30,500)	(2,364)	1,105
2016		200,075	(6,220)	(163,650)	(30,800)	(595)	510
2017		200,075	(6,220)	(136,338)	(50,000)	7,517	8,027
2018		200,075	(6,220)		(200,000)	(6,145)	1,882
2019		200,075	(6,220)		(195,000)	(1,145)	737
2020		200,075	(6,220)		(75,000)	118,855	119,592
2021		200,075	(6,220)		(42,000)	151,855	271,447
2022		200,075	(6,220)		(34,000)	159,855	431,302
2023		200,075	(6,220)		(28,000)	165,855	597,157
		3,201,200	(99,520)	(1,620,352)	(851,800)		

Year	Budget	TID #7 Cash Balance	Estimated TID 7 Tax Increment	Current TID 7 Debt Serv.	Tax Exempt \$1,200,000 2008 G.O. Notes Est.	Tax Exempt \$560,000 2008 G.O. Notes Est.	Bond Proceeds	2013 \$1,080,000 G.O. Bonds Est.	Estimated Transfer	TID 4 From	TID 5 Transfer	Annual General Fund Advance	Cumulative General Fund Advance
2008		1233/2007	98,127	(65,740)	(107,550)	(26,233)							
2009		(166,815)	98,127		(98,863)	(74,215)			5,000		5,805	(24,851)	(159,279)
2010			98,127		(98,863)	(72,065)			35,000		20,000	(20,961)	(180,229)
2011			98,127		(98,863)	(69,115)			30,500		20,048	(21,840)	(202,069)
2012			98,127		(96,950)	(92,165)			35,000		18,286	(19,962)	(222,021)
2013			98,127		(1,170,400)	(89,540)	1,080,000		35,000		29,898	(20,140)	(242,161)
2014			98,127		(91,115)	(97,875)			30,500		15,673	(101,940)	(344,101)
2015			98,127		(97,875)	(93,960)			30,500		18,048	(96,090)	(440,191)
2016			98,127		(97,875)	(93,960)			30,800		24,748	(90,400)	(530,591)
2017			98,127		-	-			50,000		17,173	(69,610)	(600,201)
2018			98,127		-	-			200,000		176,000	338,427	(261,774)
2019			98,127		-	-			195,000		70,700	233,577	(28,387)
2020			98,127		-	-			75,000		-	27,927	(470)
2021			98,127		-	-			42,000		-	1,227	757
2022			98,127		-	-			34,000		-	(473)	284
2023			98,127		-	-			28,000		-	(173)	111
2024			98,127		-	-			-		-	98,127	98,127
2025			98,127		-	-			-		-	98,127	196,365
2026			98,127		-	-			-		-	98,127	294,492
2027			98,127		-	-			-		-	98,127	392,619
2028			98,127		-	-			-		-	98,127	490,746
2029			98,127		-	-			-		-	98,127	588,873

PLAN COMMISSION
RESOLUTION NO. 3-08

RECOMMENDING AMENDMENT #3 TO THE PROJECT PLAN FOR
TAX INCREMENT DISTRICT NO. 5 TO PROVIDE FOR
THE ALLOCATION OF POSITIVE TAX INCREMENTS FROM
TAX INCREMENT DISTRICT NO. 5 TO
TAX INCREMENT DISTRICT NO. 8

WHEREAS the City of Menasha, Calumet and Winnebago Counties, Wisconsin (the "City") has created Tax Increment District No. 5 ("TID No. 5") and Tax Increment District No. 8 ("TID No. 8"); and

WHEREAS it is desirable and in the best interest of the City to amend the project plan of TID No. 5 to allocate positive tax increments from TID No. 5 to TID No. 8; and

WHEREAS TID No. 5 and TID No. 8 have the same overlying taxing jurisdictions; and

WHEREAS on August 26, 2008 the Menasha Plan Commission held a duly-noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed amendment to the project plan;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Amendment No.3 to TID No. 5 Project Plan for Allocating Positive Tax Increments to TID No. 8. Pursuant to Section 66.11056(f), Wis. Stats., the Project Plan for TID No. 5 is hereby amended to allocate positive tax increments from TID No. 5 to TID No. 8. Such allocation of positive tax increments shall begin in the year 2010 and shall continue through 2019.

Section 2. Determination of Excess Positive Tax Increments. In each year that the amendment is in effect, the City shall determine the portion of the positive tax increment of TID No. 5 that is in excess of the tax increment necessary to pay project costs of TID No. 5 in that year, allocate those amounts to TID No. 8 and inform the Department of Revenue of the amounts allocated.

Section 3. Findings. The Menasha Plan Commission finds that the Project Plan amendment for TID No. 5 is feasible and is in conformance with the master plan of the City.

Section 4. Referral to Common Council. The Menasha Plan Commission recommends Common Council approval and adoption of Project Plan Amendment #3 for Tax Increment District #5.

Approved: August 26, 2008

Donald J. Merkes, Mayor

Attest

Deborah A. Galeazzi, City Clerk

TID #5 Cash Flow
Estimates as of July 31, 2008
Donor District

Budget Year	TID # 5 Cash Balance 12/31/2007	Estimated TID 5 Tax & Comp. Aid	Estimated Expenditures	Current TID 5 Debt Serv.	Applying Funds On Hand	Taxable 2008 G.O. Notes Est. Debt Service	Tax Exempt \$480,000 Note Issu Estimated Debt Serv	Transfer TO TID 3	Transfer TO TID 7	Transfer TO TID 8	Cumulative Balance
2008	453,370	270,471	(2,970)	(208,400)	(280,000)	(68,062)	(72,501)		(5,806)	-	232,471
2009		275,000	(2,970)	(202,600)		(88,998)	(43,645)		(20,000)	-	161,338
2010		290,000	(2,970)	(176,400)		(89,760)	(42,570)		(20,048)	-	119,326
2011		310,000	(2,970)	(175,100)		(84,960)	(41,495)		(29,898)	-	98,878
2012		330,000	(2,970)	(173,500)			(40,420)		(18,286)	-	13,202
2013		350,000	(2,970)	(174,015)			(39,345)		(15,673)	-	9,584
2014		370,000	(2,970)	(174,335)			(113,270)		(18,048)	-	14,158
2015		390,000	(2,970)	(174,460)			(108,970)		(24,748)	-	(4,185)
2016		410,000	(2,970)	(174,260)			(109,620)		(17,173)	(126,000)	(3,673)
2017		430,000	(2,970)	(173,725)					(176,000)	(88,000)	(3,488)
2018		440,000	(2,970)	(172,845)					(70,700)	(43,800)	142,432
2019		440,000	(2,970)	(176,610)					-	(9,500)	222,582
2020	TID 5 ends	440,000	(2,970)	(174,790)							
2021			—	(172,590)							
		4,745,471		(2,503,630)		(331,779)	(611,836)	(532,530)	(416,379)	(267,300)	

TID #8 Cash Flow
Estimates as of July 31, 2008
Recipient District

Budget Year	TID # 8 Cash Balance 12/31/2007	Estimated TID 8 Tax Increment	Current TID 8 Debt Serv.	Taxable 2008 G.O. Notes Est. Debt Service	Tax Exempt 2008 G.O. Notes Est. Debt Service	Note Proceeds	2013 G.O. Bond Est. Debt Service	Estimated Transfer From TID 5	Cumulative Balance
2008	(13,910)	64,685	(40,415)	(77,043)	(10,072)			-	10,360
2009		64,685		(71,703)	(34,298)			-	(12,071)
2010		64,685		(70,290)	(33,223)			-	(53,386)
2011		64,685		(68,790)	(32,148)			-	(92,213)
2012		64,685		(702,240)	(31,073)	635,000		-	(128,466)
2013		64,685		-	(29,998)		(58,338)	-	(162,093)
2014		64,685		-	(28,923)		(57,025)	-	(185,743)
2015		64,685		-	(27,848)		(55,713)	-	(207,006)
2016		64,685		-	(41,760)		(54,400)	126,000	(225,881)
2017		64,685					(53,088)	88,000	(131,356)
2018		64,685					(76,775)	43,800	(31,758)
2019		64,685					(74,150)	9,500	(48)
2020		64,685					(71,525)		(13)
2021		64,685					(68,900)		(6,853)
2022		64,685					(66,275)		(11,068)
2023		64,685					(63,650)		(12,658)
2024		64,685					(71,025)		(11,623)
2025		64,685					(82,875)		(17,963)
2026		64,685					(78,938)		(36,153)
2027		64,685					(932,675)		(50,406)
		1,293,700		(990,066)	(269,340)			267,300	